

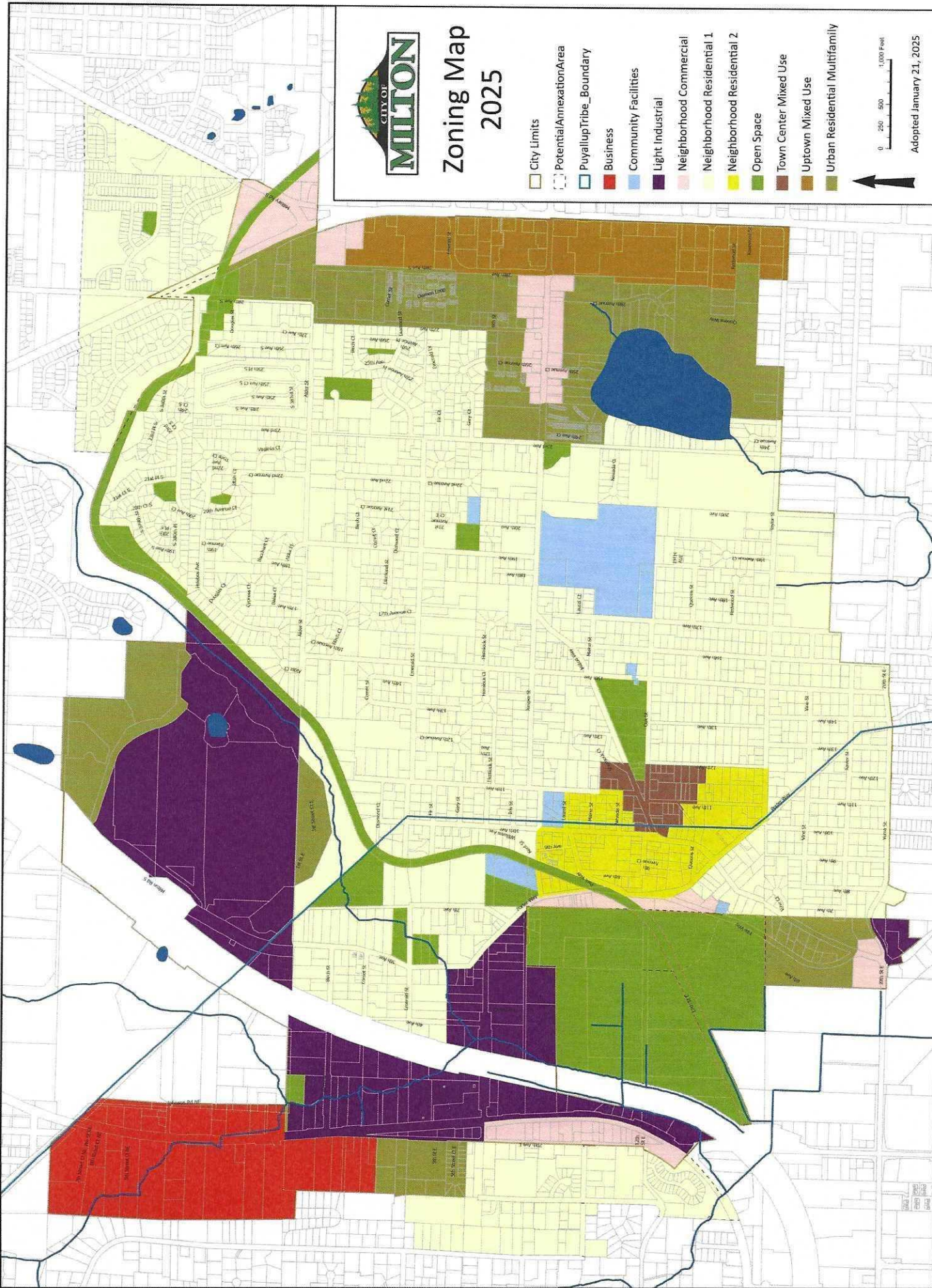


Zoning Map 2025

- City Limits
- Potential Annexation Area
- Puvalup Tribe Boundary
- Business
- Community Facilities
- Light Industrial
- Neighborhood Commercial
- Neighborhood Residential 1
- Neighborhood Residential 2
- Open Space
- Town Center Mixed Use
- Uptown Mixed Use
- Urban Residential Multifamily

0 250 500 1,000 Feet

Adopted January 21, 2025



Chapter 17.14 TABLE OF USES

Sections:

17.14.010 Table of uses.

17.14.010 Table of uses.

	Residential			Mixed-Use		Commercial		Industrial	Special	
	NR1	NR2	URM	TCMX	UMX	B	NC	M-1	CF	OS
Residential Use Category										
Adult Family Homes	A	A	A	A	A	A	A	~	~	~
Adult Retirement Community	~	C	A	A	A	~	C	~	~	~
Assisted Living Facility	~	A	A	A	~	~	~	~	~	~
Dwelling Unit, One- and Two- Family	A	A	~	~	~	~	A ¹	~	~	~
Dwelling Unit, Accessory ²	A	A	~	~	~	~	A ¹	~	~	~
Dwelling Unit, Multifamily	~	C	A	A	A	~	A ¹	~	~	~
Emergency Housing ²	~	~	~	~	~	A	~	~	~	~
Emergency Shelter ²	~	~	~	~	~	A	~	~	~	~
Group Homes (Non ADA)	C	C	A	~	~	~	~	~	~	~
Live-Work Units	~	~	~	A	A	~	A	~	~	~
Mobile Home Park	C	C	~	~	~	~	~	~	~	~
Permanent Supportive Housing ²	A	A	A	A	A	A	A	~	~	~
Transitional Housing ²	A	A	A	A	A	A	A	~	~	~
Nonresidential Use Category										
Adult Daycare Facility	C	A	A	A	A	~	A	~	~	~
Adult Entertainment Establishment	~	~	~	~	~	C	~	~	~	~
Animal Services ²	~	~	~	A	A	A	A	~	~	~

	Residential			Mixed-Use		Commercial		Industrial	Special	
	NR1	NR2	URM	TCMX	UMX	B	NC	M-1	CF	OS
Battery Exchange Station ⁵	~	~	~	~	A	A	~	A	~	~
Professional Office	~	~	~	A	A	A	A	A	~	~
Child Care Center	C	C	C	A	A	A	A	~	C	~
Contractor Yard	~	~	~	~	~	~	~	A	A	~
Distribution Center	~	~	~	~	~	~	~	A	~	~
Educational Facilities, up to 12th Grade	C	C	C	~	~	C	~	~	C	~
Educational Facilities, Vocational/College	~	~	~	~	C	C	~	~	~	~
Food and Drink Establishments	~	~	~	A	A	A	A	A	~	~
Indoor Spectators Facility ⁴	~	~	~	~	~	~	S	S	S	~
Light Manufacturing	~	~	~	~	~	~	~	A	~	~
Lodging	~	~	~	~	~	A	~	~	~	~
Medical Care Facility	~	C	C	~	C	C	C	~	~	~
Mercantile	~	~	~	A	A	A	A	A	~	~
Outdoor Assembly Facility ⁴	~	~	~	~	~	~	S	S	S	~
Personal and Professional Services	~	~	~	A	A	A	A	~	~	~
Private Club or Organization	~	~	~	C	C	A	C	~	~	~
Professional Studio	~	~	~	A	A	A	A	~	~	~
Recreational and Cultural Centers	~	~	~	A	A	A	A	~	~	~
Religious Institution, with Access to a Principal or Minor Arterial	C	C	C	A	A	A	A	~	~	~

	Residential			Mixed-Use		Commercial		Industrial	Special	
	NR1	NR2	URM	TCMX	UMX	B	NC	M-1	CF	OS
Electric Vehicle Infrastructure ⁵	A	A	A	A	A	A	A	A	A	~
Family Home Child Care	A	A	A	A	A	A	A	A	~	~
Home Occupation	A	A	A	A	A	~	~	~	~	~
Microbeverage Production	~	~	~	A	A	A	A	~	~	~
Outdoor Sales ²	~	~	~	A	A	A	A	A	~	~
Outdoor Storage ²	~	~	~	~	~	~	~	A	A	~
Public Parking Area	~	~	~	A	A	A	A	A	A	A
Prohibited in All Zones⁷										
Composting Facility	~	~	~	~	~	~	~	~	~	~
Data Center	~	~	~	~	~	~	~	~	~	~
Flea Market	~	~	~	~	~	~	~	~	~	~
Junk or Salvage Yard	~	~	~	~	~	~	~	~	~	~
Landfill	~	~	~	~	~	~	~	~	~	~
Marijuana Producers or Processors	~	~	~	~	~	~	~	~	~	~
Marijuana Retailer	~	~	~	~	~	~	~	~	~	~
Medical Marijuana or Cannabis Collective Gardens	~	~	~	~	~	~	~	~	~	~
Motor Vehicle Impound or Wrecking Yard	~	~	~	~	~	~	~	~	~	~
Self-Storage	~	~	~	~	~	~	~	~	~	~
Semi-Truck Storage Lot	~	~	~	~	~	~	~	~	~	~
Surface Mining	~	~	~	~	~	~	~	~	~	~

A – Authorized C – Conditional Use Permit S – Special Use Permit ~ Not allowed

¹ See MMC 17.29.040 for regulations on residential uses.

² See Chapter 17.44 MMC, General Use Regulations.

	Residential			Mixed-Use		Commercial		Industrial	Special	
	NR1	NR2	URM	TCMX	UMX	B	NC	M-1	CF	OS
Religious Institution, Without Access to a Principal or Minor Arterial, up to and Including 20,000 sf	C	C	C	A	A	A	A	~	~	~
Religious Institution, Without Access to a Principal or Minor Arterial, Greater Than 20,000 sf	~	~	~	C	A	A	A	~	~	~
Theater	~	~	~	A	A	A	A	~	~	~
Vehicle Fueling Station	~	~	~	~	A	A	A	A	~	~
Vehicle Repair	~	~	~	~	~	~	~	A	~	~
Vehicle Sales	~	~	~	~	~	A	~	~	~	~
Vehicle Wash	~	~	~	~	A	A	~	A	~	~
Warehouse	~	~	~	~	~	~	~	A	~	~
Public Facilities/Utilities Use Category										
Essential Public Facilities ²	~	~	~	~	~	C	~	C	~	~
Government Facilities	~	~	~	~	~	~	~	~	A	~
Public Park	A	A	A	A	A	A	A	A	A	A
Public Transit Facilities	~	~	~	~	~	A	~	A	A	~
Public Utility Facilities	~	~	~	~	~	~	~	~	A	~
Accessory Use Category³										
Accessory Structure	A	A	A	A	A	A	A	A	A	A
Accessory Structure Larger Than Principal (square footage)	C	~	~	~	~	~	~	~	~	~
Agricultural Uses ⁶	A	A	~	~	~	~	~	~	~	~
Bed and Breakfast	C	C	A	A	~	~	A	~	~	~
Cargo Storage Containers	~	~	~	~	~	~	~	A	~	~
Drive-Through ²	~	~	~	A	A	A	A	A	~	~

Zoning under title 17:

1. City Code bottom
2. Top Left Search box

Chapter 17.31 UPTOWN MIXED USE (UMX) DISTRICT ³

Sections:

17.31.010 Purpose.

17.31.020 Authorized uses.

17.31.030 Uses requiring conditional use permit.

17.31.040 Accessory uses.

17.31.050 Bulk regulations.

17.31.010 Purpose.

The purpose of the UMX district is to encourage the development of higher density residential buildings, including affordable housing, alongside mixed use and other commercial development, in furtherance of the goals of the comprehensive plan. Development in the uptown area should promote a walkable, neighborly environment where basic needs can be met for residents of the district and surrounding area without driving. (Ord. 2105 § 2 (Exh. A), 2025).

17.31.020 Authorized uses.

A. Uses authorized within the UMX district are set forth in Chapter 17.14 MMC.

B. All uses authorized in the UMX district require site plan approval, as set forth in Chapter 17.62 MMC. (Ord. 2105 § 2 (Exh. A), 2025).

17.31.030 Uses requiring conditional use permit.

Uses within the UMX district which require a conditional use permit are set forth in Chapter 17.14 MMC. (Ord. 2105 § 2 (Exh. A), 2025).

17.31.040 Accessory uses.

Uses allowed as accessory uses within the UMX district are set forth in Chapter 17.14 MMC. (Ord. 2105 § 2 (Exh. A), 2025).

17.31.050 Bulk regulations.

A. All provisions for building height, lot coverage, and minimum setbacks are set forth in Chapter 17.15B MMC.

B. A residential density increase of 50 percent is allowed on any lot for either of the following:

1. Construction of an adult retirement community;
2. Residential development on upper floors of any building where the first floor is used primarily for mercantile or personal and professional service establishments; or
3. If residential units are added or constructed entirely within an existing building envelope. (Ord. 2105 § 2 (Exh. A), 2025).

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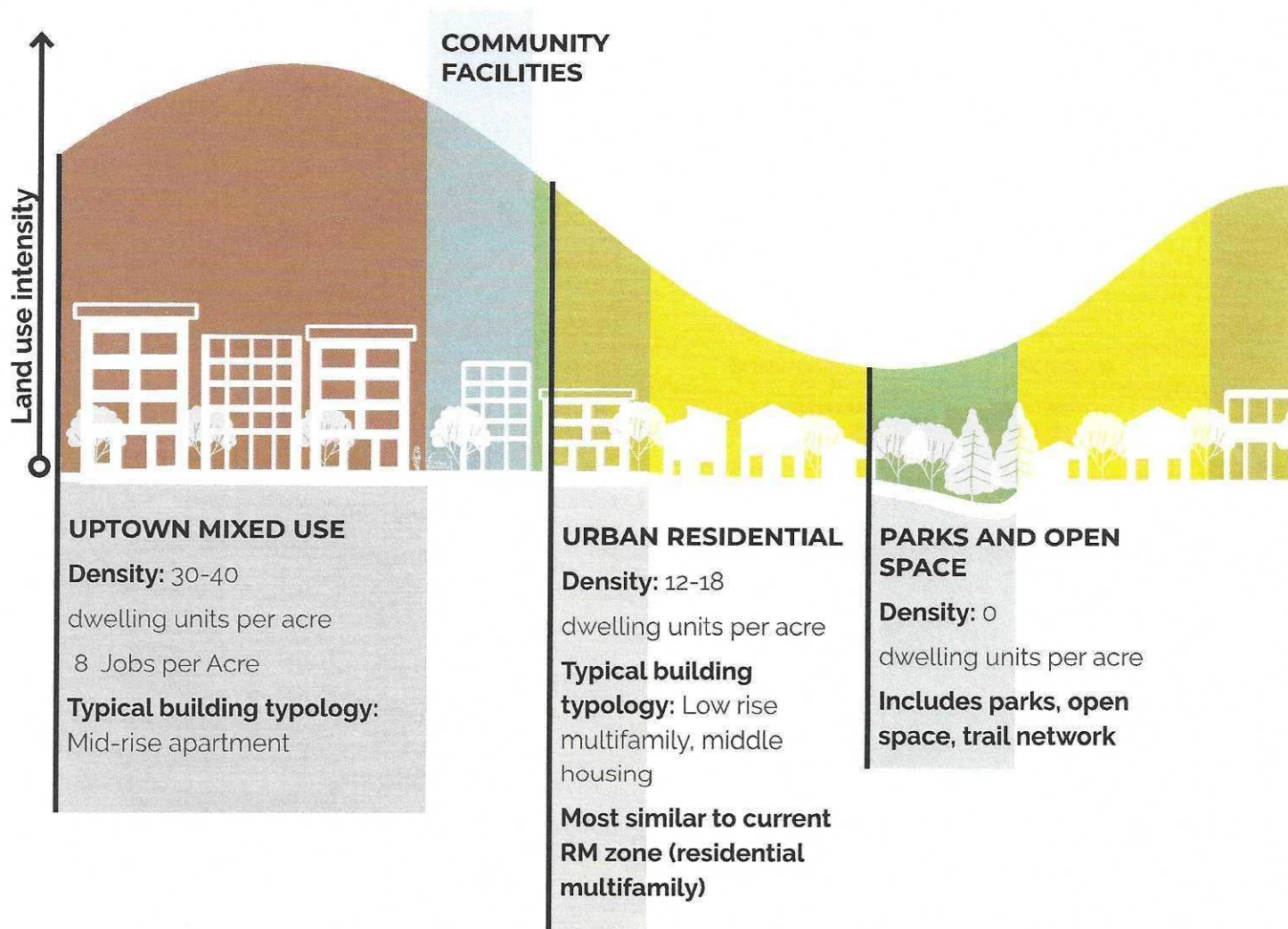
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Codification services provided by [General Code](#)

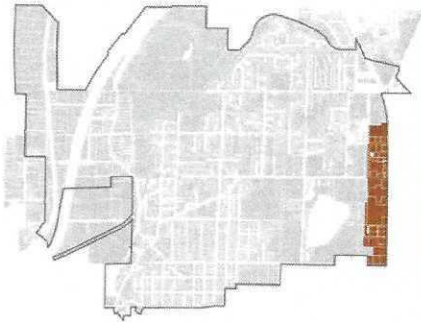
LAND USE DESIGNATIONS

DEFINING THE LAND USE DESIGNATIONS

The land use designations below are broader than zoning definitions to allow the city more flexibility in establishing its land use code. However, intended density windows are indicated below to ensure that the city provides enough capacity for its housing and jobs allocations. As the diagram shows, Uptown is slated for the most dense development, while parks and neighborhood residential have low land use intensity.



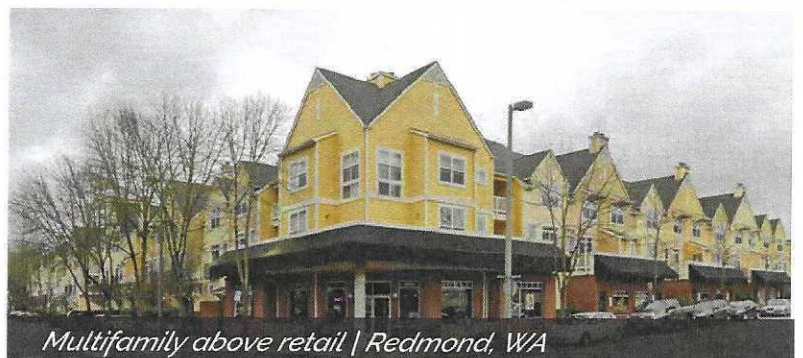
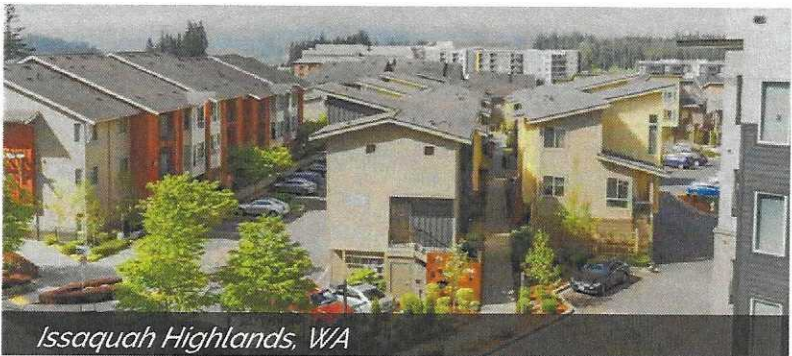
UPTOWN MIXED USE



HOUSING DENSITY:

30-40 DU/acre

This area is where the bulk of Milton's affordable housing allocation will go. Zoning will allow low and mid-rise apartment housing. This area was chosen because of its adjacency to existing transit, services, and amenities.



Chapter 17.43

DESIGN STANDARDS AND GUIDELINES

Sections:

17.43.010 Purpose.

17.43.020 Review required.

17.43.030 Procedure.

17.43.040 Design guidelines and standards adopted.

17.43.050 Compliance.

17.43.010 Purpose.

The purpose of this chapter is to establish the types of developments which shall be subject to design review pursuant to the adopted standards and guidelines. Further, the chapter shall establish the standards and guidelines for the city of Milton, and the procedure to address conflicts between the standards and guidelines and the underlying zoning designation, should such a conflict arise. (Ord. 1912 § 1, 2017; Ord. 1841 § 2, 2014).

17.43.020 Review required.

A. Design Review. All development which falls within the thresholds provided in this section shall be subject to design review as provided for in Chapter 17.71 MMC, Permit Decision and Appeal Processes.

B. Applicability. The following types of development shall be required to conform to the requirements of the uptown district design standards and guidelines, applicable to the type of development activity being undertaken (i.e., new buildings shall be required to comply with the standards and guidelines applicable to new buildings, parking lot standards shall apply to parking lot reconfiguration, etc.):

1. New buildings.

2. Expansion of Building Footprint. The new square footage associated with the building expansion is required to meet the applicable criteria of the uptown design standards and guidelines, except where such expansion is greater than 50 percent of the gross square footage of the building, in which case the entire building shall be brought into compliance with the applicable criteria of the uptown design standards and guidelines.

3. Parking Lot Reconfiguration. The reconfigured portion of the parking lot shall meet the applicable criteria of the uptown design standards and guidelines, except where such expansion is greater than 50 percent of the overall parking lot, at which point the entire parking lot shall be brought into compliance with the applicable criteria of the uptown design standards and guidelines. Actions such as relocation of ADA spaces, overlays, or other minor projects which do not alter the circulation pattern or physical location of the parking stalls are exempt.

4. External facade modification resulting in modification of more than 50 percent of the building facade.

C. Conflicts. In the event of a conflict between the standards and guidelines adopted in MMC [17.43.040\(A\)](#) and the underlying zoning code, the standards and guidelines shall apply. The standards and guidelines adopted in MMC [17.43.040\(A\)](#) are not intended to and shall not be construed to modify, alter or supersede any provisions related to allowed or prohibited uses in the underlying zoning code.

D. In the event that a formal code interpretation is requested, the director shall follow the process in Chapter [17.76](#) MMC, Administration and Enforcement, and Chapter [17.71](#) MMC, Permit Decision and Appeal Processes.

1. In making the interpretation, the director shall refer to the intent statements in the applicable sections of the standards and guidelines, the overall intent of the standards and guidelines, the goals and policies identified in the comprehensive plan, and the adopted 2012 Vision, in determining the appropriate standard to apply. This is not intended to create a new standard.

2. In case of inconsistency or conflict, regulations, conditions, or procedural requirements that are specific to an individual land use shall supersede regulations, conditions, or procedural requirements of general application.

3. The interpretation shall be in writing and shall include references to all provisions of the city's adopted codes and regulations referenced or relied upon in making the determination.

4. In addition to the provisions of Chapter [17.76](#) MMC, the director shall enter findings of facts in substantial similarity to those found in subsections (E)(1) through (E)(5) of this section.

E. Proportional Compliance. Where strict application of a standard or guideline will interfere with the use, existing building, site operations or use, circulation or access, or site ownership, the applicant may request a proportional compliance decision. A proportional compliance decision determines the extent to which a redevelopment project needs to meet the design standards and guidelines. It is intended to assure, for example, that a parking lot modification does not trigger the requirement for

facade compliance with the design standards and guidelines; that a building modification that does not alter the parking or circulation patterns does not trigger parking and circulation compliance, etc. In requesting a proportional compliance decision, the applicant shall submit to the director a written request that addresses required findings (1) through (4) below. In making a decision on the request, the director shall follow the process for code interpretations in Chapter [17.76](#) MMC, Administration and Enforcement, and Chapter [17.71](#) MMC, Permit Decision and Appeal Processes, and enter findings of fact to support the proportional compliance decision. The findings shall include:

1. A description of unique site or building characteristics which prohibit strict application of the standard or guideline;
2. A description of why strict application of the standards and guidelines will interfere with the existing building or site operations and ultimately detract from the implementation of the adopted 2012 Vision;
3. A description of how the proposal meets the intent of the standards and guidelines for which proportional compliance is being sought;
4. A description of how the proposal meets the city's adopted Visioning Report, uptown district comprehensive plan policies, the uptown district standards and guidelines purpose and intent, guiding principles.
5. An affirmative decision shall be made on the following findings for any decision authorized under this section:
 - a. The proposal will further the intent of city's 2012 Vision;
 - b. The proposal is consistent with the intent of the design guidelines and standards;
 - c. The proposal is similar or demonstrably superior to the original requirement;
 - d. The request for proportional compliance is not solely based on monetary savings;
 - e. The proposal is consistent with the city's comprehensive plan;
 - f. The proposal will not be detrimental to the public health, safety and welfare.

F. Alternatives. When a development or application for development proposes an alternative that is not specifically addressed in the standards and guidelines, the applicant shall show that the proposed alternative is equivalent or demonstrably superior to the requirements of the standards and guidelines.

In requesting an alternative to the design standards and guidelines, the applicant shall submit to the director a written request that addresses required findings (1) through (4). In making this decision the director shall enter findings of fact in substantial similarity to those found above in subsections (E)(1) through (E)(5) of this section. (Ord. 1912 § 1, 2017; Ord. 1841 § 2, 2014).

17.43.030 Procedure.

The procedures for design review shall be as provided in Chapter 17.71 MMC, procedures for land use permits, as a process type II permit. The director shall be responsible for the implementation and enforcement of the standards and guidelines as provided for under Chapter 17.71 MMC. (Ord. 1912 § 1, 2017; Ord. 1841 § 2, 2014).

17.43.040 Design guidelines and standards adopted.

The following documents shall be utilized in design review as appropriate:

A. The city hereby adopts the standards and guidelines published in the uptown district design guidelines and standards dated October 30th, 2013, which shall be applied to the developments as listed in MMC 17.43.020.

B. The city's currently adopted comprehensive plan.

C. The City Vision, adopted by the city council in November 2012, is hereby adopted by reference as the guidance for the standards and guidelines. (Ord. 1912 § 1, 2017; Ord. 1841 § 2, 2014).

17.43.050 Compliance.

No permit for construction or a use subject to these standards and guidelines shall be issued until the plans are in compliance with the standards. All such developments shall be maintained in compliance for the life of the structure. The director may require bonds or other guarantees to ensure the completion of a project consistent with approved plans. All such developments shall be in compliance with the standards prior to occupancy, unless the project proponent can show that meeting the conditions of approval or standards is not feasible prior to occupancy, in which case the director may, at his/her discretion, authorize bonding of certain items prior to occupancy. (Ord. 1912 § 1, 2017; Ord. 1841 § 2, 2014).

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³ Requires a primary use. See MMC [17.08.030](#).

⁴ See Chapter [17.42](#) MMC, Special Uses.

⁵ See Chapter [17.69](#) MMC, Electric Vehicle Infrastructure.

⁶ See Sumner Municipal Code Chapter 6.18 for livestock regulations.

⁷ See MMC [17.44.016](#), Prohibited uses.

(Ord. 2110 § 2, 2025; Ord. 2105 § 2 (Exh. A), 2025; Ord. 2063 § 4, 2023; Ord. 2057 § 7, 2022; Ord. 2056 § 5, 2022; Ord. 1912 § 1, 2017; Ord. 1857 § 2, 2015; Ord. 1819 § 6, 2013; Ord. 1775 § 5, 2011; Ord. 1769 § 3, 2011; Ord. 1586 § 1, 2003; Ord. 1579 § 4, 2003; Ord. 1578 § 2, 2003; Ord. 1405 § 2, 1999).

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